

DESIGN REVIEW PACKAGE

GILMAN POINT

160 NW GILMAN BLVD, ISSAQUAH, WA 98027

11-05-2014



CURRENT SITE



SITE CONTEXT



SITE PLAN FROM KING COUNTY IMAP 2014

PROJECT DESCRIPTION

Demolition of existing wood frame building. Construct (2) separate buildings on the site. One containing an 10,070 s.f., 6-Bay Les Schwab Tire Center. The other, containing approximately 95,000 s.f. of self-storage in a 4-story building. Parking and access will be shared between these two uses. A public open space/plaza has been designed at the connection to Gilman to meet the City of Issaquah's intent for pedestrian access to the site and also recognize the unique geometry and site constraints of this particular property.

PROJECT DESCRIPTION, VICINITY MAP AND CONTEXT IMAGES

GILMAN POINT

160 NW GILMAN BLVD, ISSAQUAH, WA 98027

LES SCHWAB BUILDING

1. *Les Schwab Building: The CIDDS requires a minimum building frontage of 60% (CIDDS 11.3.G) which means that there’s building at the 0 ft setback line, i.e. property line (CIDDS Table 4.4). A setback of up to 10 ft is allowed in some circumstances, but you’ve exceeded that 10 ft max and may not meet the standards for when a setback is appropriate. While the plaza and pedestrian table are good tools, we have to start with ‘are you meeting the requirement’ and ‘is the adjustment consistent with vision and intent of the rules (CIDDS 1.1.E)’? As we understand it, this is a preference from Les Schwab regarding their building design.*

Magellan Architects (MA): The geometric constraints of the site are very challenging to meet the letter of the code. We have proposed the plaza as an attempt to meet the intent of the code as we’re unable to meet the exact requirements. We feel this plaza emphasizes the pedestrian access to the site that the city desires. We look forward to discussing with the city how we can meet the intent of the code.

LES SCHWAB ENTRY

2. *Les Schwab entry: The entry is facing the parking lot not the adjacent Circulation Facility, i.e. Gilman Blvd. Again this is a preference of Les Schwab’s not something that the site precludes which would not support an adjustment of standards.*

MA: It’s our intent to provide an entry that is oriented toward the pedestrian plaza. We have approximated the location on the site plan and can explore architectural treatments to help identify this entry as the design progresses.

STORAGE FACILITY ENTRY

3. *Storage facility entry: the change to the entry and provision of a walkway are good ways to make this more compliant. The walkway and adjacent drive must meet a Circulation Facility standard. To use this configuration, the walk (and possibly the auto area) will need to meet a standard in CIDDS Chap 6.*

MA: We have not reviewed the chapter six requirements in depth but would be interested to hear what adjustments may be required while maintaining appropriate vehicular circulation on site.

PARKING

4. *Parking: it appears you may have used a parking generation code rather than the CIDDS Chap 8. Please provide calcs using CIDDS showing both the min and max parking allowed and where you fall in that range.*

MA: The parking requirements have been updated to reflect the current code. The quantity of stalls has been reduced due to the smaller size Les Schwab. It would appear that we are still below the code required parking. We would request the city consider utilizing some of the 3rd party parking demand studies for the self storage use when reviewing this project.

HEIGHT

5. *Height: please provide height info on the storage building for review relative to CIDDS Table 4.4.*

MA: This has been added to conceptual site plan

ALTA/ASCM LAND TITLE SURVEY
S.E. 1/4 OF N.E. 1/4 OF SECTION 28, T. 24 N., R. 06 E., W.M.
CITY OF ISSAQUAH, STATE OF WASHINGTON

CHICAGO TITLE COMPANY OF WASHINGTON
COMMITMENT NO. 0021230-05

SPECIAL EXCEPTIONS

1. EASEMENT GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR COMMUNICATIONS SYSTEM, RECORDED OCTOBER 5, 1948 UNDER RECORDING NUMBER 3843417, AFFECTING THAT PORTION LYING WITHIN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28. (UNABLE TO LOCATE ON THIS SURVEY)

2. EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, RECORDED JUNE 23, 1950 UNDER RECORDING NUMBER 4028582, AFFECTING PORTION OF SAID PREMISES AS DESCRIBED IN SAID INSTRUMENT. (UNABLE TO LOCATE ON THIS SURVEY)

3. EASEMENT GRANTED TO PACIFIC NORTHWEST BELL TELEPHONE COMPANY, A WASHINGTON CORPORATION FOR UNDERGROUND PHONE CABLE, RECORDED MARCH 8, 1977 UNDER RECORDING NUMBER 7703080758, AFFECTING A PORTION OF SAID PREMISES AS DESCRIBED IN SAID INSTRUMENT. (LOCATED ON THIS SURVEY)

4. RESERVATIONS AND RECITALS CONTAINED IN THE DEED AS SET FORTH BELOW:

GRANTOR: HERBERT S. UPPER
RECORDING DATE: APRIL 7, 1908 AND FEBRUARY 27, 1957
RECORDING NO.: 543031 AND 637372

SAID DOCUMENT PROVIDES FOR, AMONG OTHER THINGS, THE FOLLOWING:
RESERVING AND EXCEPTING FROM SAID LANDS SUCH AS ARE NOW KNOWN, OR SHALL HEREFTER BE ASCERTAINED, TO CONTAIN COAL OR IRON, AND THE RIGHT OF ACCESS TO SUCH RESERVED AND EXCEPTED COAL AND IRON LANDS, FOR THE PURPOSE OF WORKING THE SAME, PROVIDING HOWEVER THE SURFACE SHALL BE LEFT INTACT. (UNABLE TO LOCATE ON THIS SURVEY)

5. RELINQUISHMENT OF ACCESS TO STATE HIGHWAY NUMBER PRIMARY STATE HIGHWAY NO.2 AND OF LIGHT, VIEW AND AIR BY DEED GRANTED TO STATE OF WASHINGTON, RECORDED FEBRUARY 27, 1957 UNDER RECORDING NUMBER 4775088.

6. CONDEMNATION OF ACCESS TO STATE HIGHWAY NUMBER PRIMARY STATE HIGHWAY NO.2 AND OF LIGHT, VIEW AND AIR BY DECREE IN FAVOR OF THE STATE OF WASHINGTON:

SUPERIOR CASE CAUSE NUMBERS: 688883, 688884 AND 691461
COUNTY: KING

7. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY, RECORDED MAY 31, 1996 UNDER RECORDING NUMBER 9605319001.

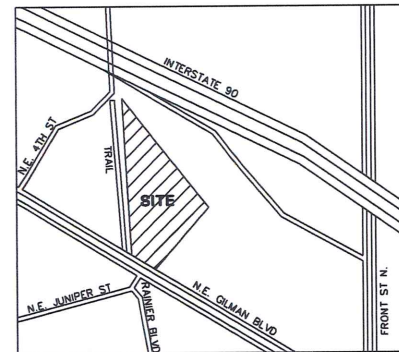
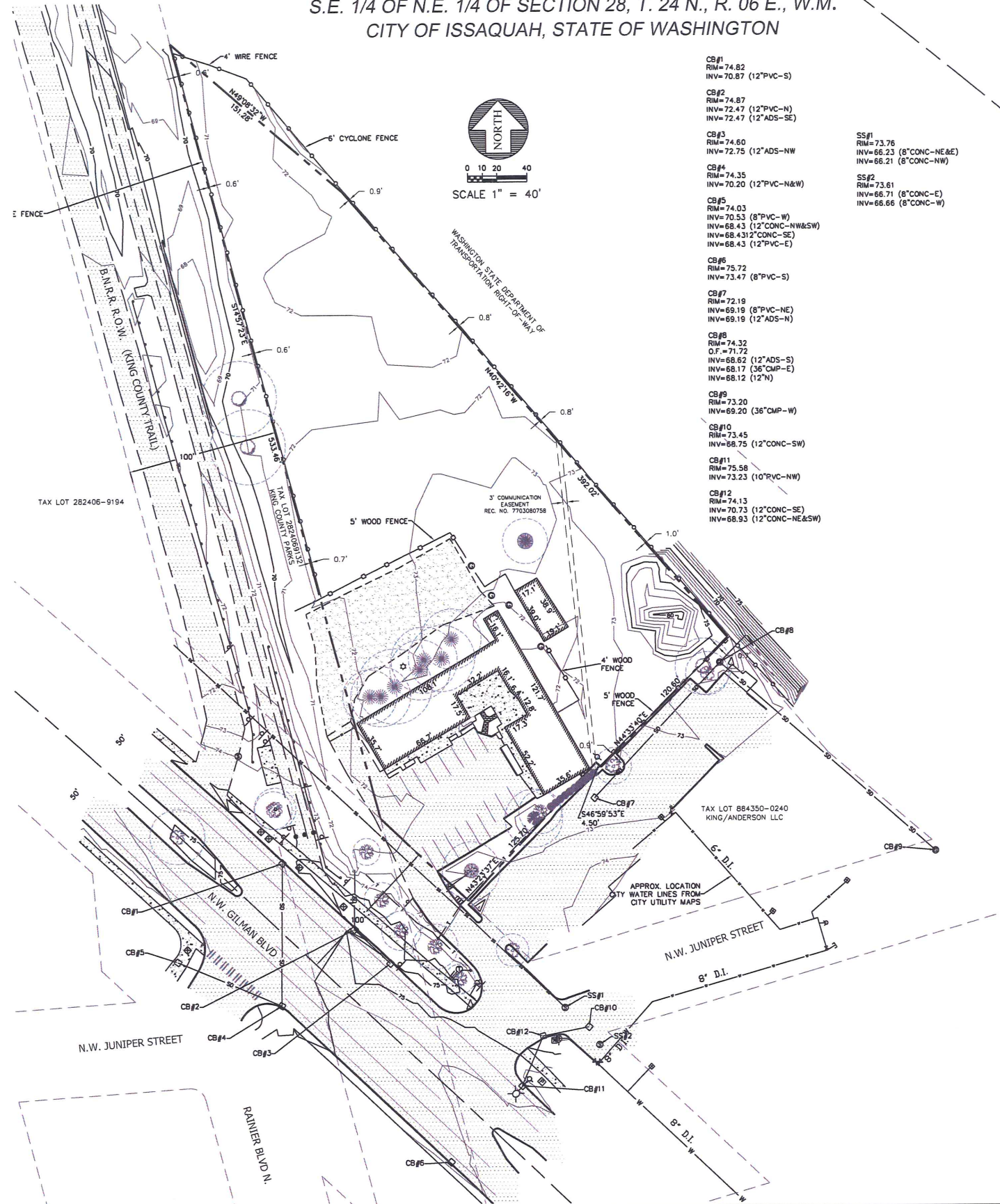
A) EAVE OF BUILDING EXTEND INTO PROPERTY ADJOINING TO THE WEST;
B) EAVE OF BUILDING EXTEND INTO PROPERTY ADJOINING TO THE SOUTHEAST;
C) LOCATION OF FENCES IN RELATION TO PROPERTY BOUNDARIES AS DISCLOSED THEREON.

LEGEND

- FIRE HYDRANT
- MAILBOX
- IRRIGATION CONTROL VALVE
- ⌵ SIGN POST
- TELEPHONE RISER
- GAS METER
- ◆ POWER VAULT
- STREETLIGHT
- TELEPHONE MANHOLE
- ⌵ UTILITY POLE
- ◆ JUNCTION BOX
- GUARD POST
- GATE
- ☆ YARD LIGHT

TREE LEGEND

- CEDAR TREE
- MAPLE TREE
- COTTONWOOD TREE
- OAK TREE
- WILLOW TREE
- TREE (UNSPECIFIED)
- DRIPLINE
- LAUREL HEDGE



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

THAT PORTION OF LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 6, HERBERT S. UPPER'S FIRST ADDITION TO ISSAQUAH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 13, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 6;
THENCE SOUTH 16°41'00" EAST 414.26 FEET TO THE NORTHERLY MARGIN OF STATE HIGHWAY NO.2;
THENCE SOUTH 48°25'00" EAST ALONG SAID NORTHERLY MARGIN 80 FEET TO THE MOST WESTERLY POINT OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECORDING NUMBER 8904141132;
THENCE NORTH 41°35'00" EAST 125.7 FEET;
THENCE SOUTH 48°48'30" EAST 4.5 FEET;
THENCE NORTH 42°45'03" EAST 120.98 FEET TO THE SOUTHWESTERLY MARGIN OF PRIMARY STATE HIGHWAY NO.2 (SR90) AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 691461;
THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY MARGIN TO THE NORTH LINE OF LOT 1 IN SAID BLOCK 6;
THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTH OF LOCUST STREET, EASTERLY OF NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY AND SOUTHERLY OF PRIMARY STATE HIGHWAY NO.2 (SR90).

AND TOGETHER WITH THAT PORTION OF LOCUST STREET LYING SOUTHERLY OF THE ABOVE DESCRIBED PORTION OF SECTION 28, AND NORTHERLY OF THE ABOVE DESCRIBED PORTION OF BLOCK 6, HERBERT S. UPPER'S FIRST ADDITION TO ISSAQUAH.

DATUM

NAVD 88

BENCHMARK

3" BRASS DISK WITH SCRIBED "X" IN DISK, SET 0.3' ABOVE GRADE, LOCATED IN THE CENTER OF THE TURN LANE ON FRONT STREET NORTH AT N.W. HOLLY STREET
ELEVATION=83.62 FEET

INSTRUMENTATION

INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOP, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 331-130-090.

REFERENCE

RECORD OF SURVEY, REC. NO. 9605319001

TABLE A NOTES

FLOOD ZONE DESIGNATION IS ZONE X (UNSHADED) PER PANEL 691 OF 1725, MAP NO. 53033C0691H

GROSS LAND AREA OF SITE = 82,134 SQ. FT. = 1.89 ACRES

THE LAND USE UNDER THE CENTRAL ISSAQUAH PLAN IS MIXED USE.

SIDE AND REAR SETBACKS = 0 FEET

BUILD TO LINE = 0 FEET TO 10 FEET

MAXIMUM IMPERVIOUS SURFACE = 90%

BUILDING HEIGHT

BASE = 48' MAX. = 85'

FLOOR AREA RATIO

RESIDENTIAL = 1.7 TO 3.5 MAX.

COMMERCIAL = 1.25 TO 3.5 MAX.

THERE IS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED, FROM THE CITY OF ISSAQUAH.

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

PUGET SOUND ENERGY MARKED PROPERTY "NO ELECTRIC" AND "NO GAS"

SURVEYOR CERTIFICATION

TO SEATTLE COMMERCIAL DEVELOPMENT INC, A WASHINGTON CORPORATION, AND/OR ASSIGNS AND CHICAGO TITLE COMPANY OF WASHINGTON, THIS IS TO CERTIFY THAT HIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1 THROUGH 11(S) AND 13 THROUGH 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 4, 2014.

DATE OF PLAT OR MAP: NOVEMBER 5, 2014

WILLIAM SHUPE HOLMBERG, PLS# 11332

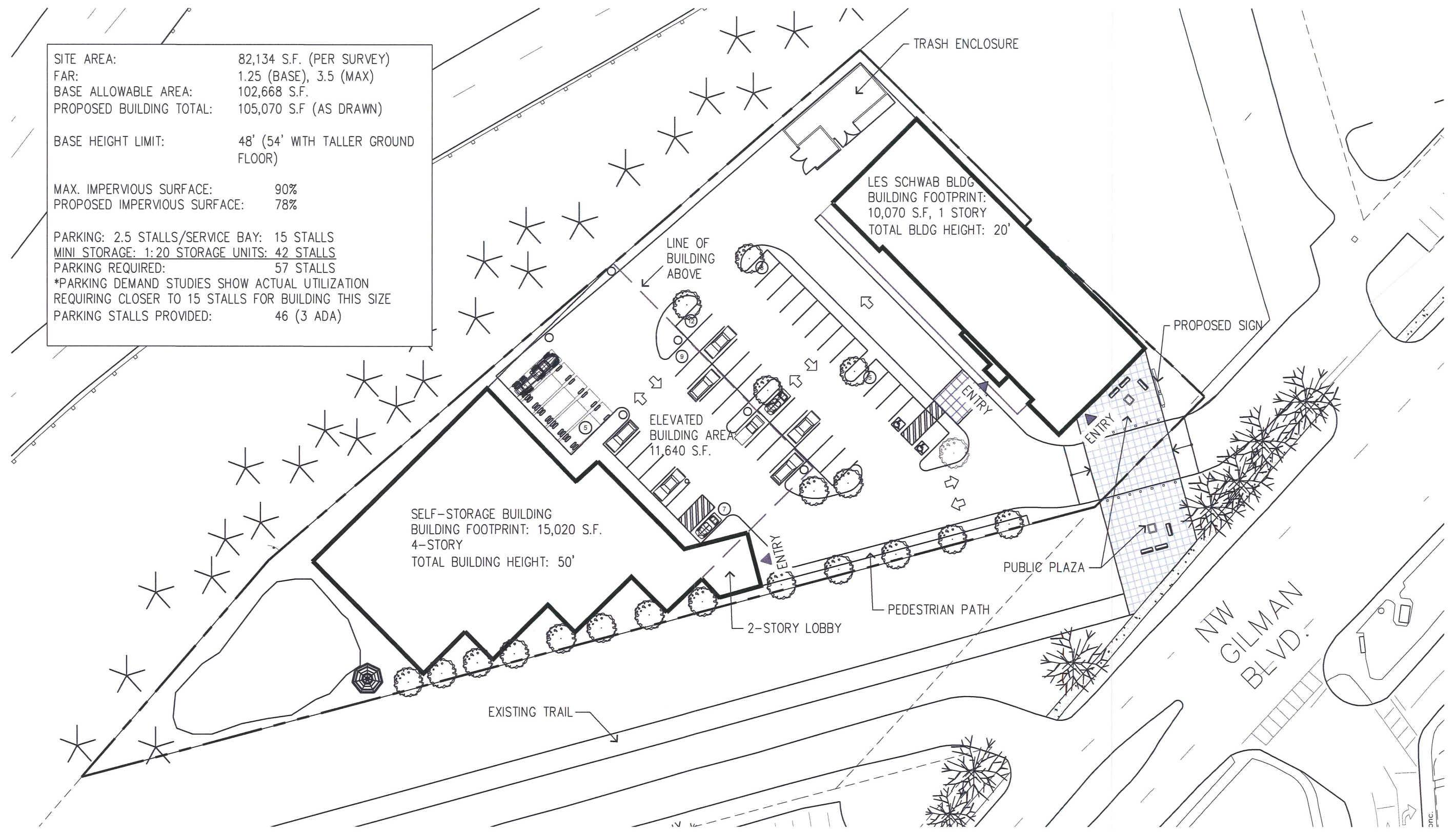
DATED THIS ____ DAY OF _____, 2014.

SITE AREA: 82,134 S.F. (PER SURVEY)
 FAR: 1.25 (BASE), 3.5 (MAX)
 BASE ALLOWABLE AREA: 102,668 S.F.
 PROPOSED BUILDING TOTAL: 105,070 S.F. (AS DRAWN)

 BASE HEIGHT LIMIT: 48' (54' WITH TALLER GROUND FLOOR)

 MAX. IMPERVIOUS SURFACE: 90%
 PROPOSED IMPERVIOUS SURFACE: 78%

 PARKING: 2.5 STALLS/SERVICE BAY: 15 STALLS
 MINI STORAGE: 1:20 STORAGE UNITS: 42 STALLS
 PARKING REQUIRED: 57 STALLS
 *PARKING DEMAND STUDIES SHOW ACTUAL UTILIZATION
 REQUIRING CLOSER TO 15 STALLS FOR BUILDING THIS SIZE
 PARKING STALLS PROVIDED: 46 (3 ADA)



SITE PLAN

SCALE: 1" = 50'-0"

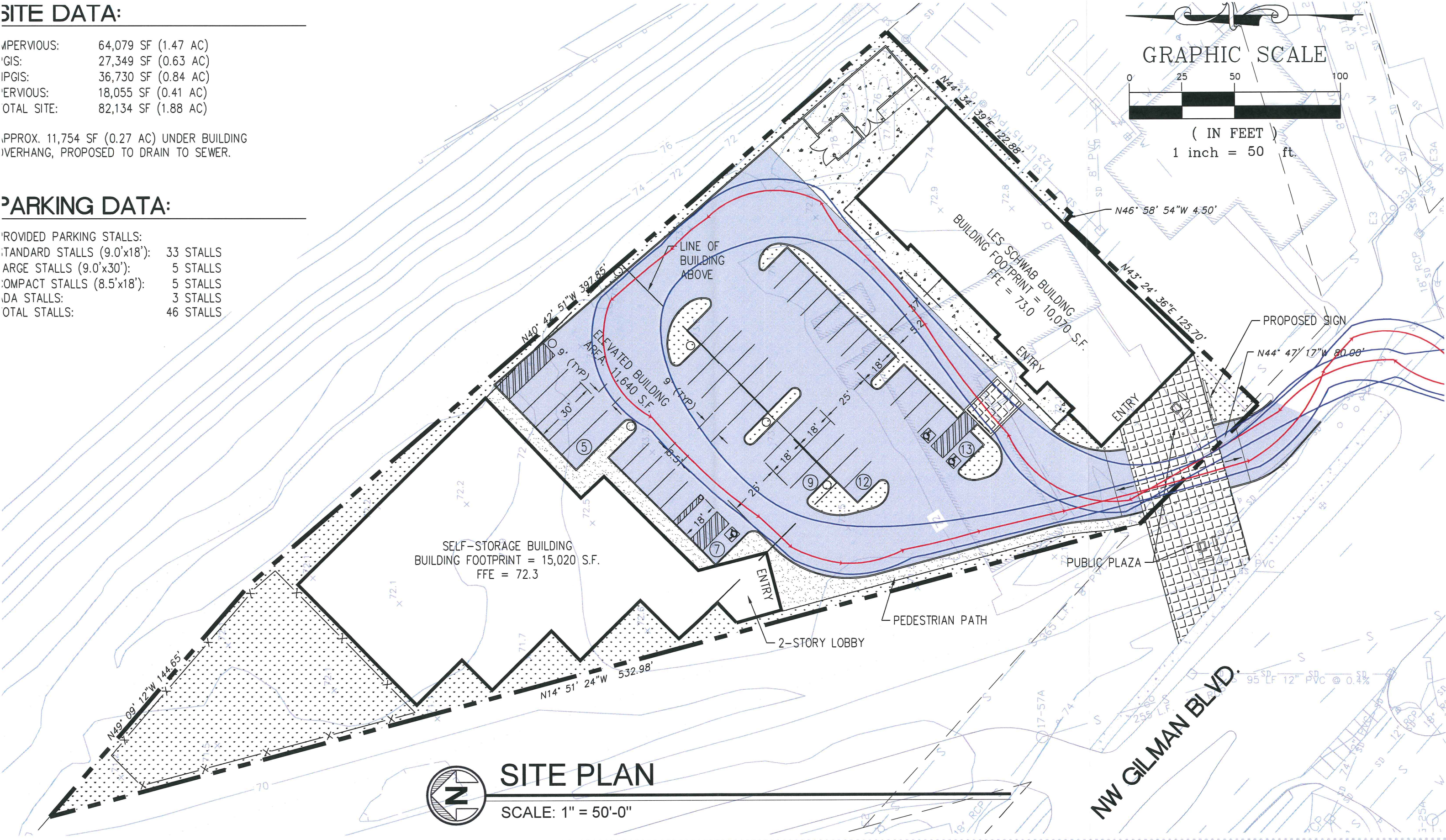
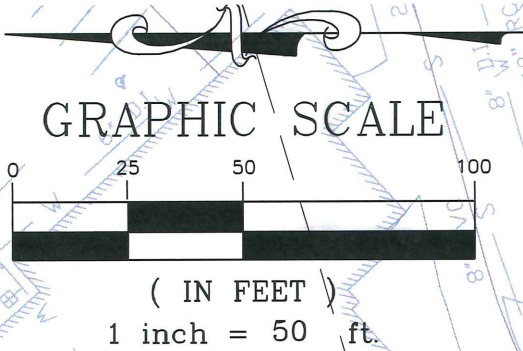
SITE DATA:

IMPERVIOUS: 64,079 SF (1.47 AC)
GRASS: 27,349 SF (0.63 AC)
IMPERVIOUS: 36,730 SF (0.84 AC)
IMPERVIOUS: 18,055 SF (0.41 AC)
TOTAL SITE: 82,134 SF (1.88 AC)

APPROX. 11,754 SF (0.27 AC) UNDER BUILDING
OVERHANG, PROPOSED TO DRAIN TO SEWER.

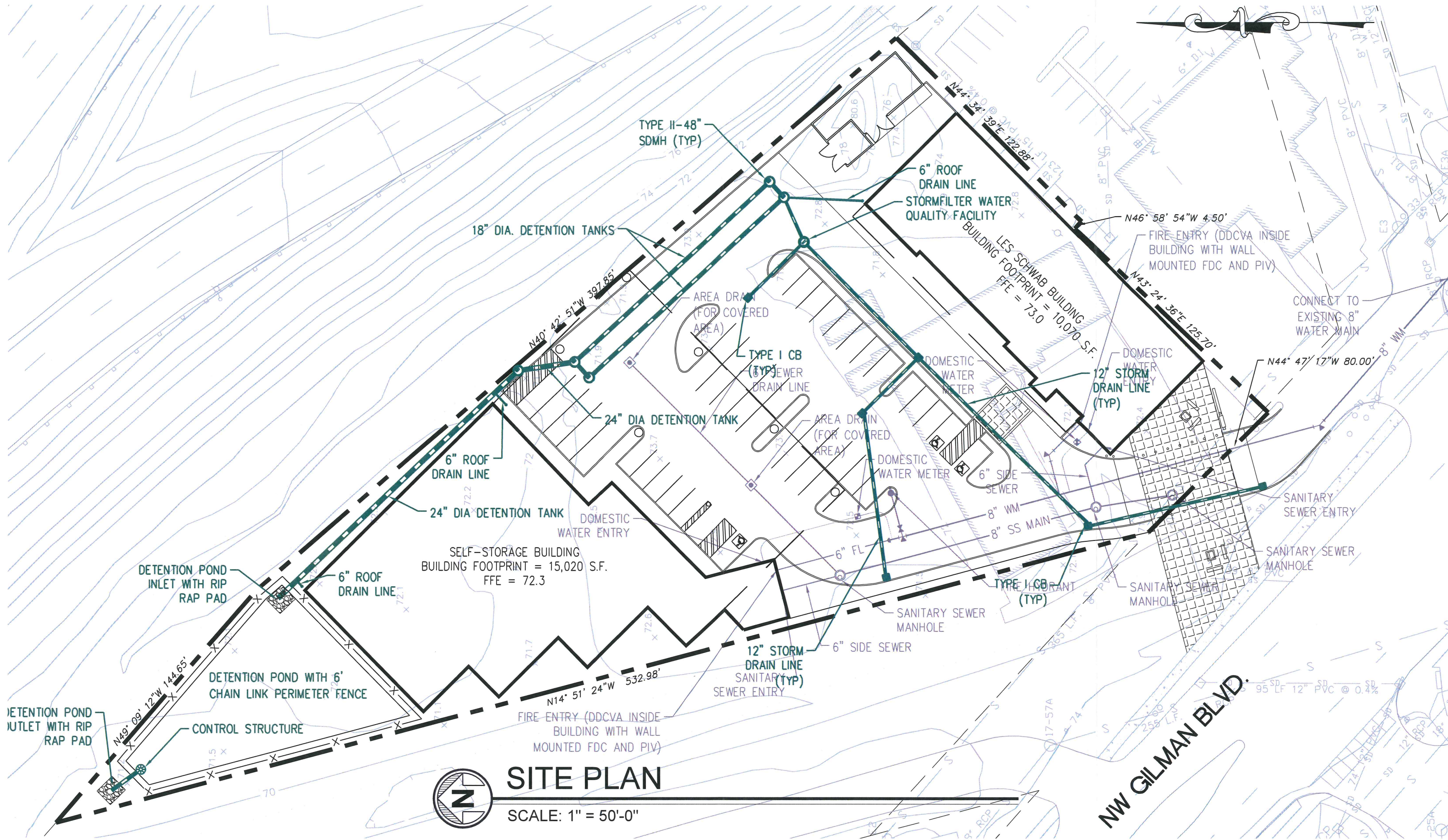
PARKING DATA:

PROVIDED PARKING STALLS:
STANDARD STALLS (9.0'x18'): 33 STALLS
LARGE STALLS (9.0'x30'): 5 STALLS
COMPACT STALLS (8.5'x18'): 5 STALLS
ADA STALLS: 3 STALLS
TOTAL STALLS: 46 STALLS



SITE PLAN

SCALE: 1" = 50'-0"



SITE PLAN

SCALE: 1" = 50'-0"

